

INTRODUCTION

# BANKA CREDITAS



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## Identification and contact details

Legal Entity	<b>Banka CREDITAS a.s.</b>
Registered office	<b>Sokolovská 675/9, Karlín, 186 00 Praha 8</b>
Commercial Register	<b>Municipal Court in Prague, Section B, Insert 23903</b>
IN	<b>634 92 555</b>
TIN	<b>CZ699006775</b>
Correspondence address	<b>tř. Svobody 1194/12, 779 00 Olomouc</b>
Bank code	<b>2250</b>
Swift code	<b>CTASCZ22</b>
Web	<b><a href="http://www.creditas.cz">www.creditas.cz</a></b>
E-mail	<b><a href="mailto:info@creditas.cz">info@creditas.cz</a></b>
Information line	<b>800 888 009</b>
Data Box ID	<b>tfadizi</b>
Facebook	<b><a href="https://www.facebook.com/creditascz">www.facebook.com/creditascz</a></b>
X	<b><a href="https://www.x.com/bankacreditas">www.x.com/bankacreditas</a></b>



# Introduction



Few financial institutions have experienced such dynamic growth as Bank CREDITAS in the past years. It has been gaining the favour of its clients over the long term, mainly with its advantageous offer of deposit products, attractive interest rates on savings accounts and a minimum number of fee-based services. In recent years, the bank has been working intensively on the development of its investment product offer and has traditionally paid great attention to modern technologies.

Banka CREDITAS has been active on the financial market since 1996. Initially a credit union, it obtained a banking licence in the autumn of 2016, which enabled its all-round and very significant development. CREDITAS is one of the few banks on the domestic market with Czech capital and a Czech owner, who is the financier and investor Pavel Hubáček.

Business model of Banka CREDITAS has long been based on profitable appreciation of client deposits, lending to domestic medium-sized companies and, in recent years, investment services. Whether it is savings accounts, term deposits, loans or investment instruments, CREDITAS consistently delivers on its slogan: "Want more from your bank".

Thanks to its attractive offer of savings accounts, the bank has been growing dynamically over the long term. In the seven years since obtaining its banking licence, the number of its clients has multiplied tenfold and its total balance sheet has increased roughly 15-fold to more than EUR 5.3 billion at the end of 2023.

One of the important goals of Banka CREDITAS is to provide clients with quality solutions not only for savings, but also for payments and invest-

ments, and to gradually become their main bank. The principles on which CREDITAS is based are convenience, simplicity, clarity and user-friendliness. The bank places great emphasis on eliminating all unnecessary charges. It was one of the first to offer its clients a free current account and a free payment card, with unlimited withdrawals from ATMs anywhere in the world without any fees.

A specific feature of Bank CREDITAS is communication with clients through its branches. While a number of other Czech banks have significantly reduced the size of their regional offices, CREDITAS has made only a minor adjustment and is counting on its 35 branches in the future. In particular elderly clients already use electronic banking for ordinary transactions, but in the case of more complicated products or investments they often prefer to communicate with a banker in person.

CREDITAS Bank pays great attention to modern technologies. After the introduction of the new European directive PSD2, which made open banking available, i.e., linking and controlling accounts from different banks from one application, CREDITAS was the first bank on the Czech market to provide such a mobile application to its clients. The multi-banking application later became the basis for the new CREDITAS internet and mobile banking, which, in addition to the usual online services, also enables the handling of accounts in ~20 Czech and Slovak banks. Clients can check aggregated flows and balances in the connected accounts, search the payment history or make payments.

In terms of innovations and new products, the bank gradually goes step by step and constantly works on improvements. A novelty that was very posi-

tively evaluated by clients was the Bank ID launched in 2023. This useful and popular service enables secure identity verification on the internet. Clients use it to log in to selected services of authorities and state institutions, but also in the commercial sphere to log in to client portals of private companies. Typically, this includes insurance companies, e-shops, healthcare and other services. Clients can manage their free Bank ID within the CREDITAS internet and mobile banking.

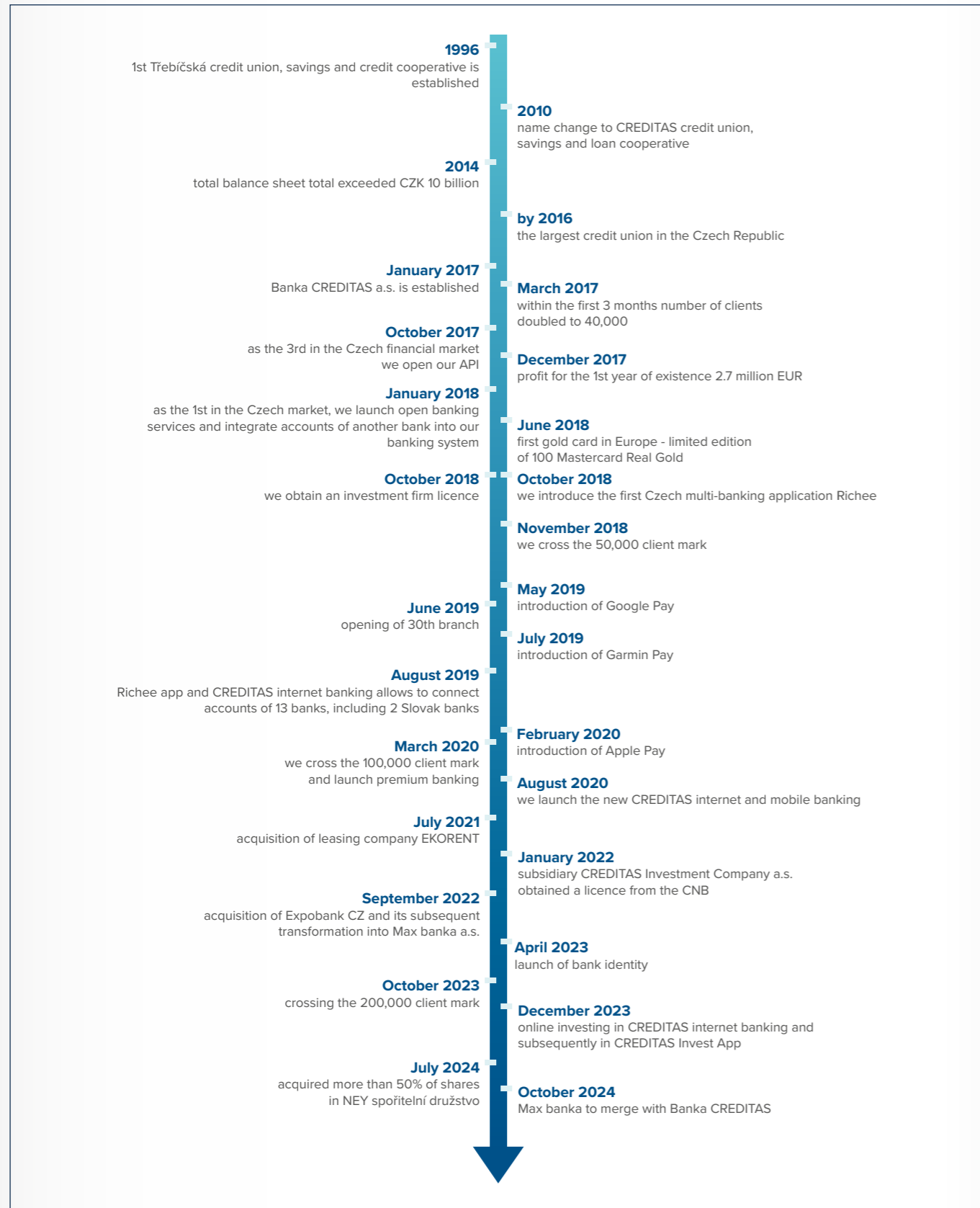
In 2023, the bank also made online investing available to clients without the need to visit a branch. Investment services are available both in CREDITAS internet banking and in the mobile application CREDITAS Invest App. Clients can buy investments online anytime and anywhere, having an easily accessible overview of the development of their investments and the portfolio of all securities they have purchased through the bank. Of course, it is also possible to execute purchase orders directly in the banking system or in the app.

As a Czech bank, CREDITAS Bank finances mainly Czech companies. Unlike its larger competitors, it is able to create tailor-made conditions for its clients and prides itself on its individual approach.

In July 2021, the bank acquired Ekorent, a leasing company that provides financing mainly to dentist and other medical.

In September 2022, it bought Expobank, later Max Bank, with which it merged on 1 October 2024. In 2024, Bank CREDITAS also added Spořitelní družstvo NEY to its portfolio.





# The Bank in figures as at 1 October 2024

Number of clients (thousand)

254

Volume of regulatory capital (EUR million)

603

Deposit volume (EUR million)

7,094

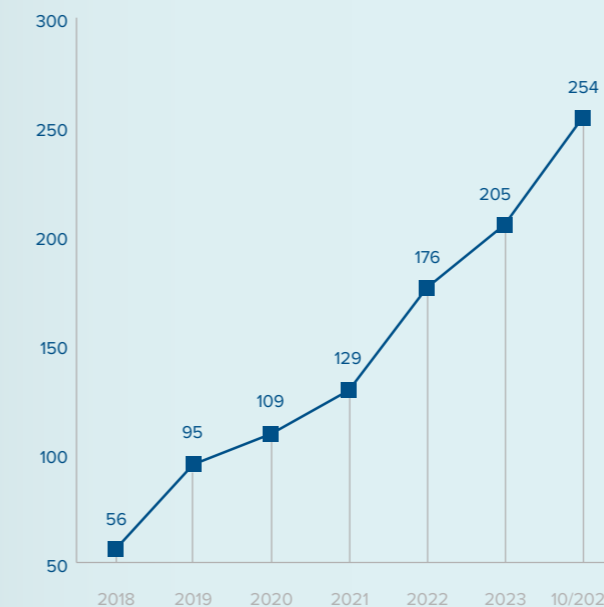
Volume of loans (EUR million)

1,492

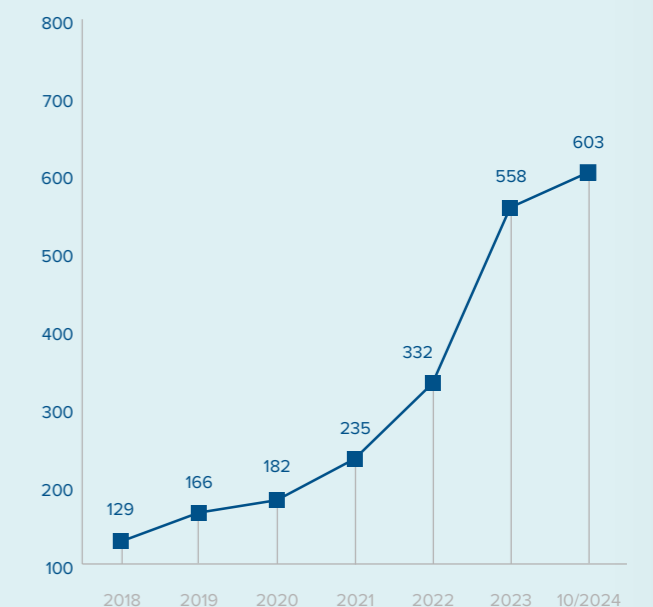
Note:  
CZK figures translated using CZK/EUR 24.724 (ECB 2023 EOY).  
The figures as of 1 October 2024 show the data after the merger of Banka CREDITAS with Max banka.

# Growth of the bank

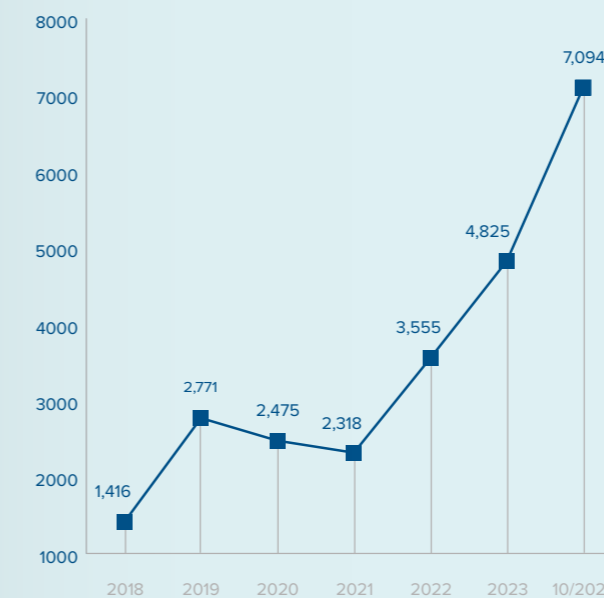
Number of clients (thousand)



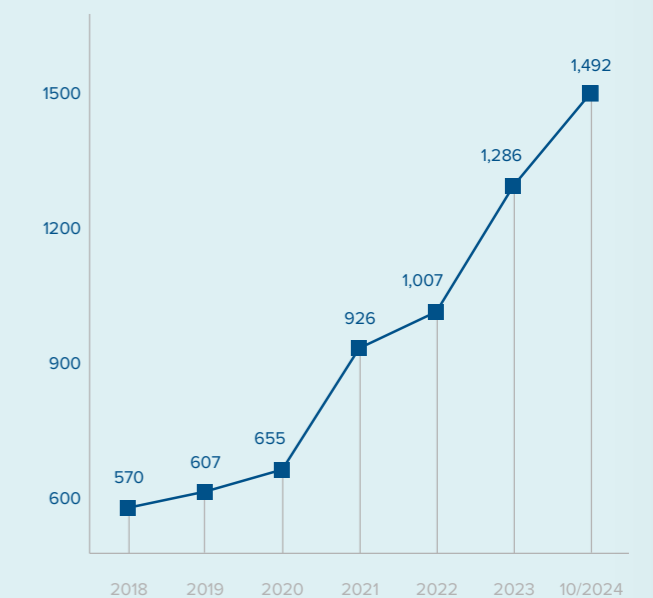
Volume of regulatory capital (EUR million)



Deposit volume (EUR million)



Volume of loans (EUR million)





## Part of CREDITAS Group

We are part of the Czech investment group CREDITAS. The founder and owner of the CREDITAS group is Pavel Hubáček. The beginning of the formation of the group was in 2013, when the investment group UNICAPITAL was founded. In 2015, Pavel Hubáček acquired a majority stake in the current Banka CREDITAS. Due to the strategic development of the group, the top holding company CREDITAS B.V. was founded. The main pillars of our business are financial services, energy and real estate.

The goal is to look for new opportunities on the market, use them and develop their potential. Thanks to our responsible approach to investment projects, we have been able to achieve long-term growth and high returns on investment. The volume of assets of the CREDITAS group reaches the value of EUR 8 billion (as of 31 December 2023; including the banking section).



### FINANCIAL SERVICES

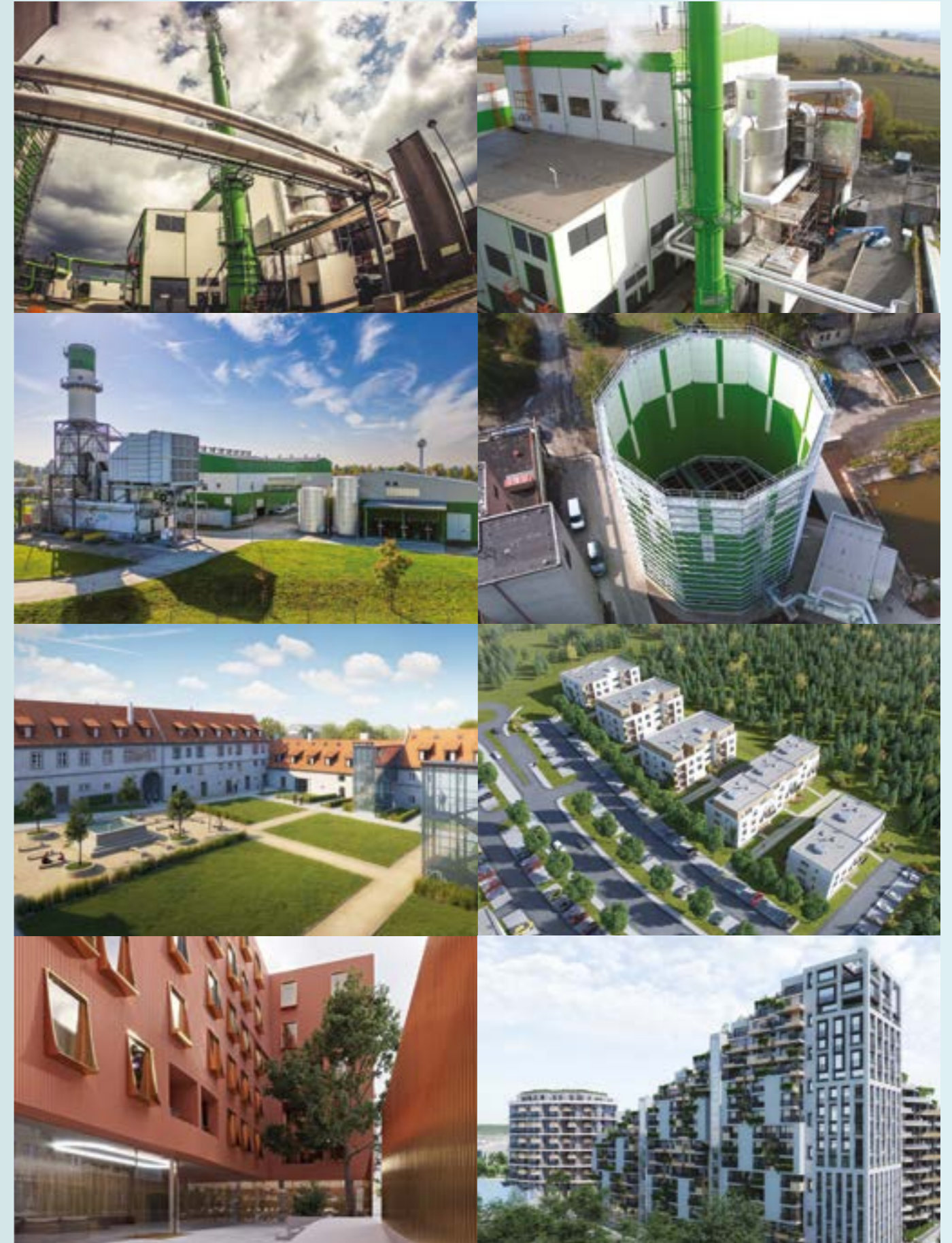
We have almost 30 years of experience in the financial sector. Since 2022, Max banka has been part of the Group alongside Banka CREDITAS, whose planned merger with Banka CREDITAS took place on 1 October 2024. In recent years, we have also established several investment funds.

### ENERGY

The CREDITAS Group, through the UCED Group, is the largest alternative energy distributor in the Czech Republic. In addition to distribution, it also focuses on producing electricity and heat. It also includes the New Energy division, which focuses on decentralisation, flexibility, cogeneration units and waste-free management. UCED relies on distribution, power and heat generation and the associated interconnection of resources into aggregation units.

### REAL ESTATE

The Group has long been investing in real estate, such as office buildings, warehouses, industrial complexes and shopping centres. It also carries out its own development projects, mainly residential properties, and invests in land with potential for future development. CREDITAS Real Estate aims to build a portfolio of rental flats over the next few years and become one of the leading rental housing providers in the Czech Republic.



# Individual Balance Sheet

as at 31 December 2023 and 31 December 2022

(EUR million)	31 December 2023	31 December 2022
<b>ASSETS</b>		
Cash and deposits with central banks	69	64
Financial assets at fair value through profit or loss	64	36
of which: Non-hedging derivatives	2	4
Debt securities	1	30
Equity instruments	60	1
Financial assets at amortised cost	4,919	3,604
of which: Loans and receivables from banks	2,537	1,882
Loans and receivables from customers	1,286	1,007
Debt securities	1,096	72
Equity participations	177	84
Tangible assets	13	13
Right-of-Use Assets	17	17
Intangible assets	16	8
Other assets	12	15
of which: Deferred tax receivable	2	5
<b>TOTAL ASSETS</b>	<b>5,288</b>	<b>3,841</b>
<b>Liabilities and shareholder equity</b>		
Financial liabilities at fair value through profit or loss	3	1
of which: Non-hedging derivatives	3	1
Financial liabilities at amortised cost	4,828	3,559
of which: Payables to banks	1	2
Payables to customers	4,669	3,477
Subordinated liabilities	158	80
Reserves	1	0
Lease liabilities	17	17
Other liabilities	21	15
<b>TOTAL LIABILITIES</b>	<b>4,870</b>	<b>3,592</b>
Share capital	196	130
Share premium	7	4
Funds created from net profit	0	11
Capital funds	25	26
Additional capital instruments	50	0
Valuation differences on financial assets	5	1
Retained earnings	135	78
of which: Profit for the accounting period	46	64
<b>TOTAL EQUITY</b>	<b>417</b>	<b>250</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>5,288</b>	<b>3,841</b>

# Individual Profit and Loss Statement

as at 31 December 2023 and 31 December 2022

(EUR thousand)	2023	2022
Interest income calculated using the effective interest rate	278,596	158,631
Other similar income	890	1,901
Interest expenses	-219,382	-102,127
<b>Net interest income</b>	<b>60,104</b>	<b>58,405</b>
Fee and commission income	4,570	3,721
Fee and commission expense	-2,346	-2,305
<b>Net fee and commissions income</b>	<b>2,225</b>	<b>1,416</b>
Dividend income	0	40
Exchange differences	14,682	8,979
<b>Net gain/loss on financial instruments at fair value through profit or loss</b>	<b>7,766</b>	<b>-1,577</b>
<b>Other operating income</b>	<b>1,416</b>	<b>485</b>
Staff costs	-21,760	-17,756
General administrative and operating expenses	-22,488	-15,895
Depreciation and amortisation of assets	-9,343	-9,262
<b>Operating expenses excluding impairment losses</b>	<b>-53,592</b>	<b>-42,914</b>
Impairment losses on financial instruments	-40	-3,964
<b>Impairment losses</b>	<b>-40</b>	<b>-3,964</b>
<b>Controlling interest income</b>	<b>17,311</b>	<b>43,278</b>
of which: Impairment of subsidiary	2,508	-2,508
<b>Profit before tax</b>	<b>49,871</b>	<b>64,148</b>
Income tax	-4,206	-485
<b>PROFIT AFTER TAX</b>	<b>45,664</b>	<b>63,663</b>
Other comprehensive controlling interest income	3,519	1,416
<b>Other comprehensive income after tax</b>	<b>3,519</b>	<b>1,416</b>
<b>COMPREHENSIVE INCOME AFTER TAX</b>	<b>49,183</b>	<b>65,078</b>



# Retail banking

## Deposit products



### One of the best rates

Interest rates on our savings accounts and time deposits are always among the most favourable in the banking market.



### Deposits are insured

Deposits are insured up to an amount equivalent to EUR 100,000. Both deposits and interest are insured.



### Savings accounts

Your savings held in a savings account are available at any time. How long and how much you save is entirely up to you.



### Term deposits in CZK and EUR

Interest rate is the same for any deposited amount - fixed interest is compounded over the entire deposit term.

## Investments



### Investments in securities

One-off and regular investments with an attractive appreciation of the funds invested.



### Max Variant CZ

A special fund that combines investments in stocks, bonds and other securities issued by funds.



### Other investment funds

An expanding range of other investment opportunities, including funds for qualified investors.



### CREDITAS Nemovitostní I

A special real estate fund that invests in the real estate market primarily in functional commercial real estate in the country.

## Current accounts and services



### No unnecessary fees

No unnecessary fees - you will not find any "bargain" packages with hidden fees. We offer one current account, which is free.



### Accounts under control

Secure internet and mobile banking. Plus, you can connect your accounts from other banks.



### Unlimited card withdrawals

Free withdrawals from any ATM in the Czech Republic and abroad. You are not limited by anything.



### Constant innovation

Apple Pay, Google Pay, Garmin Pay, PSD2, API, Bank iD. We keep up with the evolution of technology in the banking world.

## Products for children



### Children's first current account

Richee Junior account together with a convenient payment card and a modern mobile app. By sending pocket money, children naturally learn financial literacy.



### Richee Junior Savings

The account is designed for children from birth to 18 years of age. The interest rate is one of the best on the market. Anyone can deposit, i.e., even grandparents or other relatives.

## Online services



### Internet banking

The new generation of online banking for computers and tablets. Modern, easy-to-understand and secure CREDITAS banking.



### Mobile banking

In the CREDITAS mobile banking app clients will find everything they expect from mobile banking, but also many extras.



### Investment app

The CREDITAS Invest App provides both a perfect overview of the investment portfolio, as well as the ability to purchase investment instruments.



### Bank ID

Using the services of authorities and state institutions is as easy as logging in to CREDITAS internet banking.



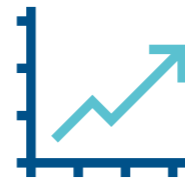
# Corporate banking

## Financing by Bank CREDITAS



### Individual approach

We place emphasis on individual client assessment. We always determine the structure of the deal and its conditions with regard to the specific loan case.



### Growing your business

With a choice of different types of financing, we can adapt to the needs of your business in any industry. Take advantage of the benefits of a personal approach.

## Corporate financing

We first assess individual applications for financing. Based on these, we then select the most suitable product for the client. We provide the following types of financing:

### An overdraft:

Overdraft intended for repeated financing of the client's operational needs.

### Operating loan:

A special purpose loan designed to finance operational needs of the client.

### Revolving loan:

Recurring financing of operational needs in the form of tranches until the credit limit is exhausted.

### Investment loan:

A special purpose loan intended to finance investment activities.

### Project financing:

A dedicated loan for financing real estate projects with subsequent sale or lease.

### Acquisition financing:

A special purpose loan to finance a purchase business enterprise.

### Bank guarantee:

Allows to guarantee liabilities and strengthen credibility in the business relationships.

## Corporate accounts and services



### No unnecessary fees

Maintenance of CZK and foreign currency accounts and the most common payment transactions in CZK are completely free of charge.



### In foreign currencies as well

Account in major foreign currencies (EUR, USD, GBP, CHF, PLN).



### Internet and mobile banking

Modern internet and mobile banking are easy to use and easy to navigate.



### API simplifies business

API opens internet banking and enables its connection to systems third-party systems, e.g. accounting programs.

## Foreign Exchange Conversions (FX)



### The most advantageous conversions

Individual rates in all major currencies (CZK, EUR, USD, GBP, CHF, PLN). We also offer other currencies as a foreign exchange dealer.



### Fixed orders 24/7

We set up client orders in the system. We execute the conversion transaction at the time of the exchange rate set by you.

## Other services



### Acquiring

For card payments from Mastercard, Visa, American Express, UPI/JCB and Diners Club.



### Municipalities and condominiums/housing associations

We help with efficient financial management and offer superior appreciation of free funds.



# Premium banking

## Premium services for premium clients



### Mutual trust

We always treat our premium banking clients individually and with the utmost care and consideration for their personal needs and preferences.



### Superior service

A professional team of bankers provides the highest standard of customer service. If a client prefers negotiations outside the bank, we will adapt to his wishes.



## Premium investment opportunities



### Qualified investor funds

Attractive funds for investors who have the appropriate financial background, relevant knowledge and experience.



### Premium offers

Special offers for premium clients with an attractive appreciation of the funds deposited.

## Premium cards



### Mastercard World Elite cards

Your account comes with a debit card that offers exclusive services: Mastercard Concierge, Airport LoungeKey, travel insurance and card misuse insurance.

## Current accounts and services



### No unnecessary fees

No unnecessary fees - you will not find any "bargain" packages with hidden fees. We offer one current account, which is free.



### Accounts under control

Secure internet and mobile banking. Plus, you can connect your accounts from other banks.



### Unlimited card withdrawals

Free withdrawals from any ATM in the Czech Republic and abroad. You are not limited by anything.

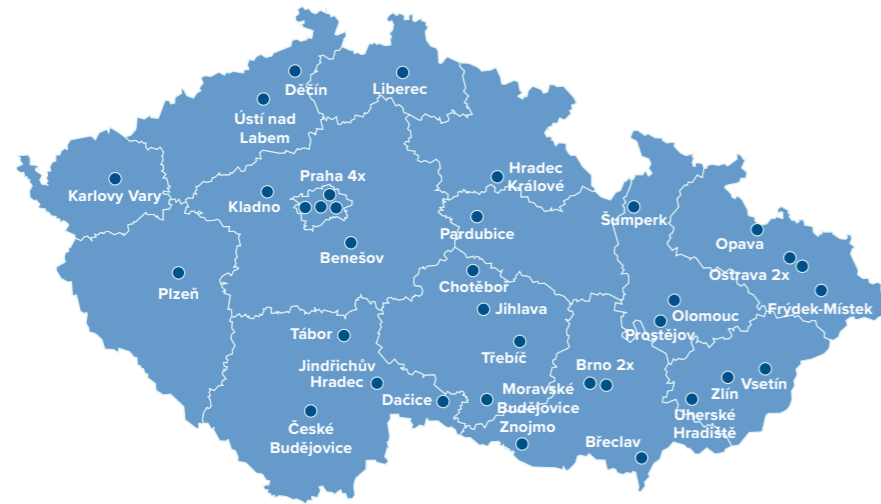


### Constant innovation

Apple Pay, Google Pay, Garmin Pay, PSD2, API, Bank iD. We keep up with the evolution of technology in the banking world.

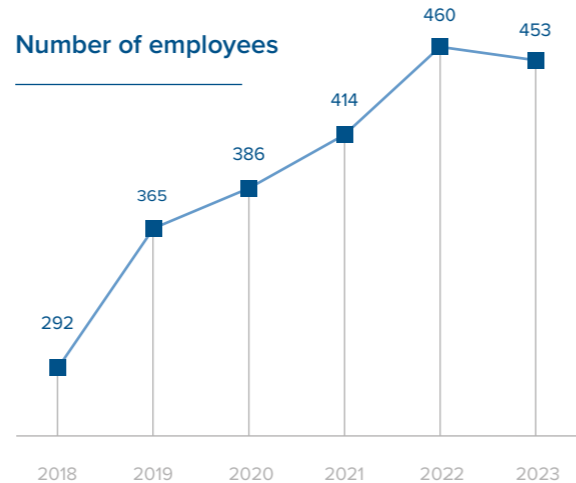
## Branches and People

Infographics | 35 bank branches



In line with current trends, Banka CREDITAS is devoting great efforts to the development of online banking. However, many clients have long preferred brick-and-mortar branches and face-to-face meetings with bankers. In 2024, the bank has 35 branches spread across the Czech Republic. Interiors adapted to the needs of clients meet high quality standards of CREDITAS and all branches, where the layout of the building has allowed for appropriate modifications, are fully wheelchair accessible. Although the bank sees the future of banking in electronic communication, it does not and will not force clients to switch to online. The bank is fully aware that some clients, especially from the older generations, do not have such confidence in electronic banking systems and the internet in general to manage their finances exclusively on a computer or mobile phone. Another large group of clients divides their communication with the bank into two parallel streams - they manage their accounts online, but when preparing major financial decisions and

choosing the most suitable products, they prefer to meet with a banker in person. Banka CREDITAS is convinced that by operating the network of branches, it not only increases the convenience of its current clients, but also makes its services available to new clients who wish to deal with the financial institution in person.



## Successful Subsidiaries

### Ekorent

Ekorent, specialising in financing private healthcare facilities in the Czech Republic, achieved a net profit of over EUR 0.55 million for 2023, an increase of 30 percent year-over-year. In the same year, the company bought a facility Medical health centre from J&T Leasing a.s. At the end of 2023, Ekorent managed over 2,200 active lease and loan agreements with physicians and private medical facilities, representing year-over-year increase of over 45 percent. With a total portfolio size of nearly EUR 61 million, Ekorent has become the strongest player in private healthcare financing in the country. In addition, it plans further rapid development, which its parent, Banka CREDITAS, is ready to support. In 2024, Ekorent has notably broadened its lending services to encompass additional medical specialties, with a specific focus on general practitioners.







**Banka CREDITAS a.s.**

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